136.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,398,000 / 1,398,000
					USE VALUE:	1,398,000 / 1,398,000
					ASSESSED:	1,398,000 / 1,398,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		BRANTWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROGERS TED MARTIN ETAL/ TRS
Owner 2:	ROGERS DI RESTA FAMILY
Owner 3:	REVOCABLE TRUST
Street 1:	64 BRANTWOOD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ROGERS TED M -
Owner 2:	ROGERS DI RESTA ELLEN -
Street 1:	64 BRANTWOOD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .252 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Wood Shingle Exterior and 3194 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10983.000	723,500		674,500	1,398,000
Total Card	0.252	723,500		674,500	1,398,000
Total Parcel	0.252	723,500		674,500	1,398,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.64 /Parcel: 437.64

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 87195

GIS Ref

GIS Ref

Insp Date 05/11/17

!10540!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 136.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	723,500	0	10,983.	674,500	1,398,000		Year end	12/23/2021
2021	101	FV	702,900	0	10,983.	674,500	1,377,400		Year End Roll	12/10/2020
2020	101	FV	702,900	0	10,983.	674,500	1,377,400	1,377,400	Year End Roll	12/18/2019
2019	101	FV	535,700	0	10,983.	712,000	1,247,700	1,247,700	Year End Roll	1/3/2019
2018	101	FV	535,700	0	10,983.	524,600	1,060,300	1,060,300	Year End Roll	12/20/2017
2017	101	FV	535,700	0	10,983.	502,200	1,037,900	1,037,900	Year End Roll	1/3/2017
2016	101	FV	535,700	0	10,983.	464,700	1,000,400	1,000,400	Year End	1/4/2016
2015	101	FV	499,300	0	10,983.	389,700	889,000	889,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:53:21

LAST REV

Date	Time
02/06/19	15:21:32
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10540

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROGERS TED M,	72120-597	1	1/14/2019	Convenience	1	No	No		
HARRINGTON JOSE	35507-349		5/21/2002		650,000	No	No		
	10972-212		11/1/1965			No	No		N

USER DEFINED

Prior Id # 1:	87195
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/3/2016	556	Add Att	15,000					REMODEL ATTIC
2/3/2004	92	Renovate	244,000	C		G6	GR FY06	REDO KIT, BTHS,DIN

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2017	Measured	DGM	D Mann
5/11/2017	Permit Visit	DGM	D Mann
5/11/2017	Left Notice	DGM	D Mann
11/26/2008	Meas/Inspect	189	PATRIOT
11/1/2005	Fieldrev-Chg	BR	B Rossignol
10/31/2005	Permit Visit	BR	B Rossignol
8/21/2002	MLS	MM	Mary M
11/29/1999	Mailer Sent		
11/4/1999	Measured	266	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10983		Sq. Ft.	Site		0	90.	0.68	10									674,542						674,500	

Total AC/HA:	0.25213	Total SF/SM:	10983	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	674,542	Spl Credit		Total:	674,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	4	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.05710292
Const Adj.:	0.99989998
Adj $ / SQ:	142.695
Other Features:	123170
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	758389
Depreciation:	34886
Depreciated Total:	723503

COMMENTS

OF=SHOWER XTRA SINK IN K XTRA SHOWER& SINK.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

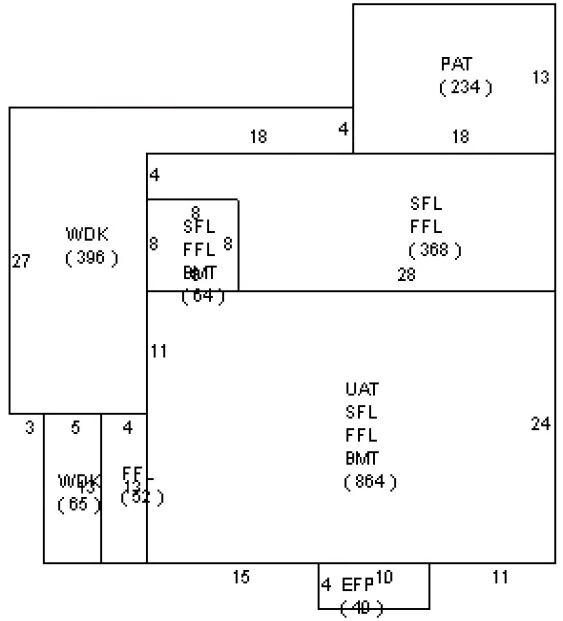
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	189.78
Special Features:	0	Val/Su Net:	162.29
Final Total:	723500	Val/Su SzAd	280.51

SKETCH



Sum Area By Label :
WDK = 461
UAT = 864
SFL = 1296
FFL = 1348
BMT = 928
EFP = 40
PAT = 234

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,348	142.690	192,352
SFL	Second Floor	1,231	142.690	175,686
BMT	Basement	928	56.720	52,637
WDK	Deck	461	8.170	3,766
PAT	Patio	234	3.850	901
UAT	Upper Attic	216	87.040	18,801
EFP	Enclos Porch	40	72.590	2,904
	Net Sketched Area:	4,458	Total:	447,047
Size Ad	2579.2	Gross Area	5171	FinArea 3194

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
SFL	95				
UAT	100	FLA	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

136.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: